

CITY OF BEAVERTON

BOARD OF DESIGN REVIEW

FINAL AGENDA

BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005

OCTOBER 24, 2002

6:30 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

NEW BUSINESS

PUBLIC HEARINGS

1. **BDR 2002-0147 - Kuni Automotive: Design Review**

(Request for continuance to November 14, 2002)

The applicant, Kuni Automotive, requests Design Review approval to construct a two story, 58,438 sq. ft. building intended for automobile sales and service as part of the Kuni Automotive development plan. This building will be constructed in two phases. Phase I is a 49,489 sq.ft. building intended for service, office and a sales showroom; Phase II is a 8,949 sq.ft. building addition intended for service only. In taking action on the proposed Design Review request, the Board of Design Review shall base its decision on the Design Review approval criteria as listed in Section 40.10.15.3.C of the Beaverton Development Code. The subject properties can be specifically identified as Tax Lots 2100, 2300, 2401, 2500, 2600 and 2700 on Washington County Assessor's Map 1S1-10DD. Tax Lots 2100, 2300, 2401 and 2500 are zoned General Commercial (GC) while Tax Lots 2600 and 2700 are zoned Community Service (CS). Together the subject properties total approximately 4.24 acres in size.

2. **SALEM COMMUNICATIONS BROADCAST TOWER**

(Request for continuance to November 7, 2002)

The applicant has submitted a revision affecting the application listed below. Specifically, the applicant proposes a new tapered tower design of 199 feet in height, in contrast to the original plan for approximately 260 feet in height. The modified radio tower at 199 feet, in comparison to the original tower design, will not be lighted, will not be painted red and white and will not use guy wires at the ground. The revised proposal also includes a commensurate reduction in the length of proposed underground radial wires, no longer than 199 feet, and a reduction in associated tree removal. The site is generally located west SW Oleson Road and east of SW Scholls Ferry Road on the north side of SW Vermont Street. The development site is specifically identified as Tax Lot 4000 of Washington County Tax Assessor's Map 1S1-13DC. The affected parcel is zoned Urban Standard Density (R-7) and totals approximately 12.8 acres in size.

BDR2001-0215: Type III Design Review (Public Hearing)

The applicant requests Design Review approval for the construction of a second AM radio broadcast tower, approximately 199-feet in height, upon the subject site. This second tower is proposed approximately 290 feet west of the existing tower. The proposal includes the tower and related equipment, and landscape mitigation for any potential impacts. In taking action on the proposed development, the Board of Design Review shall base its decision on the approval criteria listed in Section 40.10.15.3.C. of the City's Development Code.

3. **NGUYEN DENTAL OFFICE, REDUCED LANDSCAPE BUFFER**

The following land use application has been submitted for modifications upon the subject site, noted below. The proposed modifications include an addition to the existing building and site located at the southwest corner of the intersection of SW 1st Street and SW Washington Avenue. The proposal is specifically located at 12520 SW 1st Street, Beaverton, Oregon; Washington County Assessor's Map 1S1-16AD, Tax Lot 04700. The affected parcel is zoned Regional Center – Old Town (RC-OT) and is approximately 0.12 acres in size.

ADJ2002-0003 - Nguyen Dental Office, Reduced Landscape Buffer

Due to proposed parking lot changes, the applicant is requesting an adjustment to the Regional Center Major Pedestrian Route Standard of Section 20.20.60.A.3.D.2. which requires, "a five (5) foot wide planter strip between the right-of-way or easement and the parking area." To accommodate the required number of parking spaces, the applicant is proposing a three and one-half (3.5) foot planting strip between the SW Washington Avenue right-of-way and the parking area. The Board of Design Review will review the overall design of this request. In taking action on the proposed development, the Board shall base its decision on the approval criteria listed in Section 20.20.60.A.4.B.

4. **BDR2002-0097 - TUALATIN VALLEY WATER DISTRICT, OPERATIONS CENTER EXPANSION**

The applicant requests Board of Design Review approval of a Design Review Type III application for expansion and new construction of buildings. The proposed expansion of the existing administrative facilities will total approximately 7,808 square feet and the proposed new Operations Support facility will total approximately 7,740 square feet. In taking action on the proposed development, the Board shall base its decision on the approval criteria listed in Section 40.10.15.3.C. The proposed development is generally located at the northeast corner of the intersection of SW 170th Avenue and SW Merlo Road, southwest of SW Merlo Drive. The development site can be specifically identified as 1850 SW 170th Avenue, Washington County Tax Assessor's Map 1S1-06DD Tax Lots 1100 & 1200. The affected parcels are zoned Station Community – Multiple Use (SC-MU) and totals approximately 7.75 acres in size.

5. **BDR2002-0076 - SW 170TH AVENUE & BASELINE ROAD ELMONICA CONDOMINIUMS**

Applicant requests Design Review approval for major modifications to a previously approved Type III Design Review application (File BDR2001-0145). The original application was for the construction of a 120-unit, twenty building multi-family residential development at the southeast corner of SW Baseline Road and SW 170th Avenue, including the construction of twenty buildings, an access road, lighting, and associated landscaping. The original approval allowed for twelve of the first floor dwelling units to have the option of being used for any retail, office, or service uses allowed in the zoning district. This application is for major modifications to the original approval including but not limited to, the re-design of the water retention pond, addition of trash enclosures, and playground equipment. The Board of Design Review will review the overall design of this request. In taking action on the proposed development, the Board shall base its decision on the approval criteria listed in Section 40.10.15.3.C of the Beaverton Development Code. The development proposal is located at 16880 SW Baseline Road; Washington County Assessor's Map 1S1-06DA on Tax Lot 500. The affected parcel is zoned Station Community-Multiple Use (SC-MU) and is approximately 3.35 in size. A second parcel will also be affected by the development proposal. This parcel is located at 1200 SW 170th Avenue, Washington County Assessor's Map 1S1-06DA on Tax Lot 400.

APPROVAL OF MINUTES FOR SEPTEMBER 12, 2002

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL

INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.